

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 25, 2020 and before the City Council of the City of High Point on September 21, 2020 regarding **Zoning Map Amendment Case ZA-20-16 (ZA-20-16)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on August 16, 2020, for the Planning and Zoning Commission public hearing and on September 9, 2020 and September 16, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on September 23, 2020.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

Hartley Square Condominium

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 16 (RM-16)**. The land area of the Hartley Square Condominium totals approximately 7.4 acres and is located at the northeast corner of W. Hartley Drive and Ingleside Drive. A description of this development is recorded in PB 110 PG 105 – Lot D and a general description of the development is depicted in Condominium Book 6 PG 72, both of which are recorded in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 197215, 197234, 210457, 210458, 210459, 210460, 210461, 210462, 210463, 210464, 210465, 210466, 210467, 210468, 210469, 210470, 210471, 210472, 210473, 210474, 210475, 210476, 210477, 210478, 210479, 210480, 210481, 210482, 210483, 210484, 210485, 210486, 210487, 210488, 210489, 210490, 210491, 210492, 210493, 210494, 210495, 210496, 210497, 210498, 210499, 210500, 210501, 210502, 210503, 210504, 210505, 210506, 210507, 210508, 210509, 210510, 210511, 210512, 210513, 210514, 210515, 210516, 210517.

SECTION 2

2701 Ingleside Drive

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Single Family - 5 (R-5) District**. This parcel as shown on Map 1 totals approximately 0.39 acres and located along the west side of Ingleside Drive, approximately 350 feet north of W. Hartley Drive. The parcel is also known as Guilford County Tax Parcels 197234.

SECTION 3

A 0.135 acre (5,864 sq. ft.) portion of the Hartley Ridge Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily 26 (RM-26) District**. The portion of the parcel shown on Map 1, totaling approximately 5,864 square feet, is located along the west side of Ingleside Drive, approximately 200 feet north of W. Hartley Drive. This land area is depicted on Exclusion Plat for Hartley Ridge Apartments – Hartley Ridge LLC PB 198 PG 88-88 (5864 SF 0.135 AC. From Dale Britt DB 8019 PG 2415 Combine with this Tract) as recorded in the Guilford County Register of Deeds Office. This area is also known as a portion of Guilford County Tax Parcel 197215 and more specifically described as follows:

Beginning at an existing concrete monument, said monument being a control comer and being located in the northwest comer of that property now or formerly owned by R. Dale Britt (see Deed Book 5069, Page 1611) and depicted as "Lot-E" in Plat Book 110, Page 105; thence from said monument along the western boundary line of said Lot-E South 02 deg. 30' 27" West 121.96 feet to an existing iron rod; continuing thence with the western boundary line of said Lot-E South 02 deg. 33' 09" West 20.83 feet to an existing iron rod, said rod being the point of BEGINNING; thence from said beginning point along a new line South 62 deg. 35' 07" East 73.81 feet to a calculated point in the eastern boundary line of said Lot-E and the western line of the public right-of-way of Ingleside Drive; thence with the eastern boundary line of said Lot-E and the western line of Ingleside Drive South 27 deg. 24' 53" West 158.88 feet to a computed point, said computed point being the southernmost point of said Lot-E; thence along an old line (said old line being the western boundary line of said Lot-E) North 02 deg. 29' 48" East 175.19 feet to an existing iron rod, said rod being the POINT AND PLACE OF BEGINNING, and containing 0.135 acres more or less, according to that map entitled "Exclusion Plat for Hartley Ridge Apartments" dated August 27, 2018, prepared by Homer S. Wade, Registered Land Surveyor.

SECTION 4

Fox Hollow Apartments

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel shown on Map 2 totals approximately 13.94 acres and located along the south side of Hartley Drive, approximately 850 feet west of N. Main Street. The parcel is depicted on Final Subdivision property of Fox Hollow Ltd PB 77 PG 133 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 197226.

SECTION 5

Brookdale Assisted Living Facility (201 W. Hartley Drive)

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel shown on Map 2 totals approximately 3.5 acres and located along the south side of Hartley Drive, approximately 1,500 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot B, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197231.

SECTION 6

Franklin Ridge Apartments

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel shown on Map 2 totals approximately 5.3 acres and located along the south side of Hartley Drive, approximately 1,800 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot A, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197216.

SECTION 7

4111 Greenvalley Drive

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Single Family – 3 (R-3) District**. The parcel shown on Map 2 totals approximately 2.3 acres and located west of the intersection of Greenvalley Drive and Westridge Drive. The parcel is depicted on Final Map Property of Sorrell, Baker & Dotts, Inc., as Lot Y, PB 91 PG 88 as recorded in the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 197229.

SECTION 8

Westchester Key Apartment Complex

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Multifamily 26 (RM-26) District**. The parcel shown on Map 2 totals approximately 14.76 acres and located west of Westchester Drive and north of W. Lexington Avenue . The parcel is also known as Guilford County Tax Parcel 197333.

SECTION 9

Copper Mill Village Apartments

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 16 (RM-16) District**. The parcel shown on Map 5 totals approximately 29.41 acres and located along the west side of Hickswood Road, approximately 850 feet southeast of intersection of Hickswood Road and Eastchester Drive. The parcel is depicted as “New Lot A” in PB 167 PG 82 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 195507.

SECTION 10

Castle Pines at Hickswood Forest subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 16 (RM-16) District**. The subdivision shown on Map 5 totals approximately 11.2 acres and located approximately 850 feet west of the intersection of Penny Road and Woodpark Drive. The development is depicted on Final Plat Castle Pines at Hickswood Forest, as recorded in PB 155 PG 104 of the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcels 1196622 and 196631 through 196658.

SECTION 11

Eagle Glen subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 32.1 acres and located west of the intersection of Penny Road and Eagle Glen Drive. The parcels that are part of the **Eagle Glen** Townhome Subdivision and also known as Guilford County Parcels 211274, 211198, 211256, 211307, 211200, 211207, 211306, 211249, 211199, 211250, 211252, 211203, 211202, 211303, 211255, 211235, 211308, 211234, 211245, 211299, 211208, 211247, 211242, 211196, 211197, 211233, 211257, 211210, 211243, 211259, 211302, 211241, 211244, 211300, 211206, 211298, 211246, 211248, 211180, 211219, 211218, 211217, 211266, 211177, 211212, 211211, 211190, 211193, 211226, 211278, 211231, 211229, 211187, 211184, 211227, 211204, 211314, 211277, 211220, 211185, 211288, 211287, 211286, 211228, 211281, 211279, 211194, 211195, 211273, 211267, 211176, 211205, 211311, 211181, 211269, 211213, 211178, 211215, 211214, 211285, 211284, 211283, 211290, 211223, 211289, 211291, 211293, 211292, 211294, 211270, 211224, 211271, 211182, 211189, 211230, 211275, 211188, 211265, 211222, 211221, 211191, 211280, 211313, 211312, 211276, 211296, 211295, 211225, 211239, 211310, 211237, 211179, 211216, 211263, 211264, 211262, 211260, 211309, 211251, 211301, 211209, 211253, 211268, 211192, 211238, 211282, 211272, 211254, 211297, 211186, 211236, 211183, 211261, 211240, 211201, 211304, 211305, 211232, 211258, 211315.

SECTION 12

Greenside Townhome subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 4.68 acres and located east of the intersection of Penny Road and Flagstick Court. The boundary of this development is depicted on Exclusion Plat for Greenside Development LLC, as recorded in PB 146 PG 78 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcels 212579 through 212597.

SECTION 13

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 14

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 15.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 23rd day of September, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling

Lisa B. Vierling, City Clerk

